



**Moloney**  
COUNTRY PROPERTY



**2 PADGHAM COTTAGES** EWHURST GREEN

## 2 PADGHAM COTTAGES, EWHURST GREEN, EAST SUSSEX, TN32 5TH

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**LOCATION! LOCATION!** A DELIGHTFUL, 2 BED, MID-TERRACE COTTAGE ON A COUNTRY LANE A SHORT STROLL FROM THE SOUGHT AFTER VILLAGE OF EWHURST GREEN. RECENTLY REFURBISHED TO AN EXCEPTIONAL STANDARD, THIS WELL INSULATED, ENERGY EFFICIENT PROPERTY BLENDS CONTEMPORARY AND TRADITIONAL STYLE TO OFFER A SUNNY, OPEN PLAN SITTING/DINING ROOM WITH LACQUERED SOLID OAK FLOOR, A STYLISH KITCHEN WITH INTEGRATED APPLIANCES, TWO BEDROOMS OVER TWO FLOORS AND A FIRST FLOOR BATH/SHOWER ROOM. LARGE, LANDSCAPED WILDLIFE GARDEN AT REAR AND PRETTY BRICK-PAVED GARDEN AT FRONT. AIR SOURCE HEAT PUMP. LOW ENERGY COSTS. LOVELY VIEWS AND COUNTRY WALKS. CHAIN FREE.



**ACCOMMODATION LIST:** : OPEN PLAN SITTING/DINING ROOM & KITCHEN, STAIRS TO FIRST FLOOR LANDING, BEDROOM ONE, BATH AND SHOWER ROOM, STAIRS TO SECOND FLOOR, BEDROOM TWO. GARDEN TO THE FRONT, LARGE REAR GARDEN WITH PAVED TERRACE AND BRICK OUTBUILDING. A.S.H.P. VIEWS.

Steps and shared traditional Sussex brick pathway to:

Hardwood, double glazed, stable-type front door to:

**OPEN PLAN SITTING/DINING ROOM:** 4.00 x 3.62 (max). Hardwood, double glazed Georgian casement window to the front. Cast iron, wood burning stove on quarry tiled hearth. Solid oak lacquered floor. Oak shelving. Jaga fan coil radiator. BT point. TV point. Bi-folding doors to:

**KITCHEN:** 3.23 x 3.61 (max). Hardwood, double glazed French doors and glazed panel lead to sandstone & brick courtyard and rear garden. Fitted with Magnet Shaker style base units and woodblock worktop inset with single bow/single drainer Belfast sink and AEG ceramic hob with matching AEG oven below. Integrated AEG washing machine, fridge and freezer. Metro tiled splash-back with solid oak shelving above on pewter brackets. Matching bespoke cupboards under stairs. Continuation of lacquered oak flooring. Jaga fan coil radiator. Staircase to the:

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**GUIDE PRICE £325,000**



**FIRST FLOOR LANDING:** Traditional cottage door to storage/airing cupboard with oak shelving. Brinton bell twist wool blend carpet, fitted. Traditional cottage door to:

**BEDROOM ONE:** 3.61 x 3.62 (max). PVC double glazed Georgian casement window overlooking charming front garden and rural views beyond. Hanging rail and shelf. Brinton wool blend carpet. Jaga fan coil radiator.

**REAR LANDING:** PVC double glazed window enjoying views over the rear garden and countryside beyond. Panel radiator. Stairs to second floor carpeted with Brinton wool blend. Traditional cottage door to:



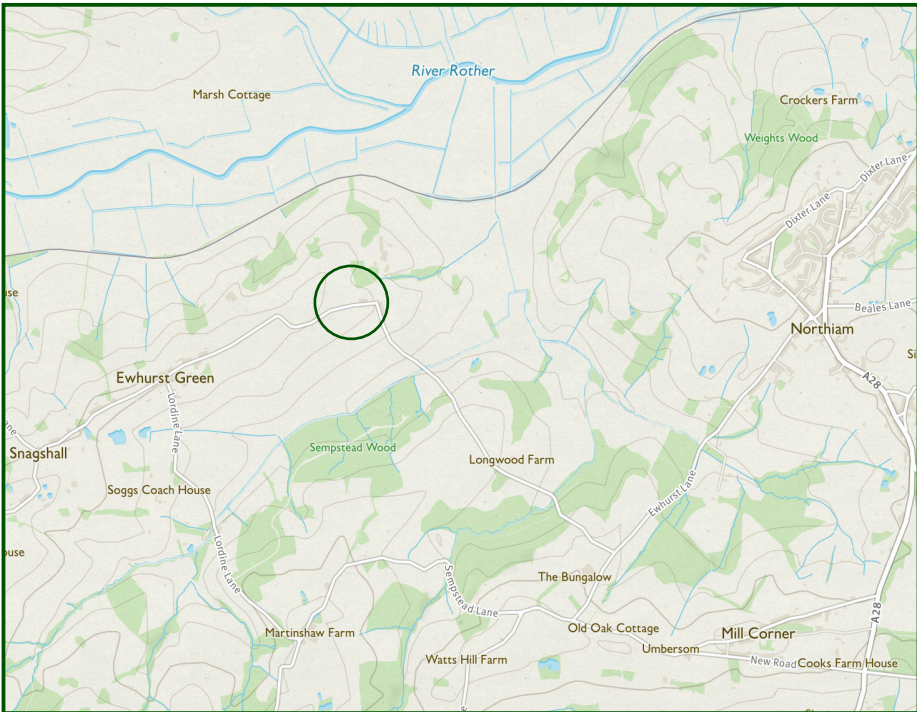
**BATH AND SHOWER ROOM:** 2.38 x 1.67. Obscured double glazed window to rear. Contemporary white suite comprising WC, hand basin set onto storage unit with tiled splash-back, mirror/light over and bath/shower set into tiled recess. Metro tiled walls. Vinyl floor. Panel radiator.

Carpeted stairs (Brinton wool blend) to SECOND FLOOR. Velux window skylight. Traditional stable-type cottage door to:

**BEDROOM TWO:** 5.69 (max) x 3.62 (max). Double glazed Georgian casement window to front enjoying far-reaching country views. Sloped ceiling with two Velux windows overlooking back garden and fields beyond. Loft hatch. Jaga fan coil radiator. Brinton fitted wool blend carpet.



**OUTSIDE:** The substantial landscaped wildlife gardens are a particular feature of this cottage. At the front, steps cross a terraced border onto a shared brick pathway which leads to the front door with pollen rich perennials planted to the side. At the back, the kitchen looks onto a sandstone courtyard planted with climbers and a mature wisteria scrambling over a brick shed. To one side, a rose arbour is perfect for a table and chairs and overlooks two large bee friendly borders, a haven for insects and butterflies. Beyond that is a mature oak tree under planted with shade loving plants, lawn, a pond, a meadow area, an array of trees including specimen Himalayan birches, and a native hedgerow boundary. Timber garden shed. Unofficial parking in the layby opposite.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

**SERVICES:** Mains electricity and water are connected. Private drainage. NibeAir Source (heat pump) heating.

**FLOOR AREA:** 70 m<sup>2</sup> ( 754 ft <sup>2</sup>)

**EPC RATING:** 'C'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND:** 'C'

**TENURE:** Freehold

**TRANSPORT LINKS:** For the commuter, Robertsbridge and Etchingham stations provide services via Hastings/Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks) and at Ashford (M20).

**DIRECTIONS:** Travelling from the A28 heading south through Northiam, turn right into Dixter Rd, signposted 'Great Dixter', almost immediately turn left into Ewhurst Lane. Stay on this road, keeping Tufton Place on the left. After approximately 1 mile continue around the sharp left bend and 2 Padgham Cottages will be found on the right side of the road.

**What3Words (Location):** [///gazette.extensive.stiffly](https://www.what3words.com/#!/gazette.extensive.stiffly)

**VIEWINGS:** All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

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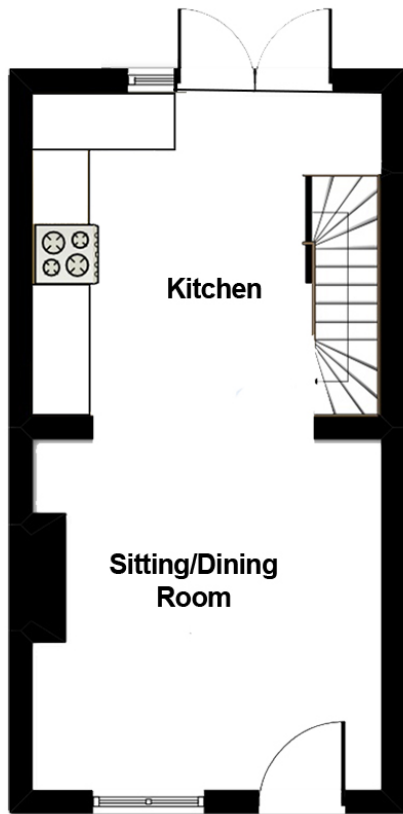
**EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM**

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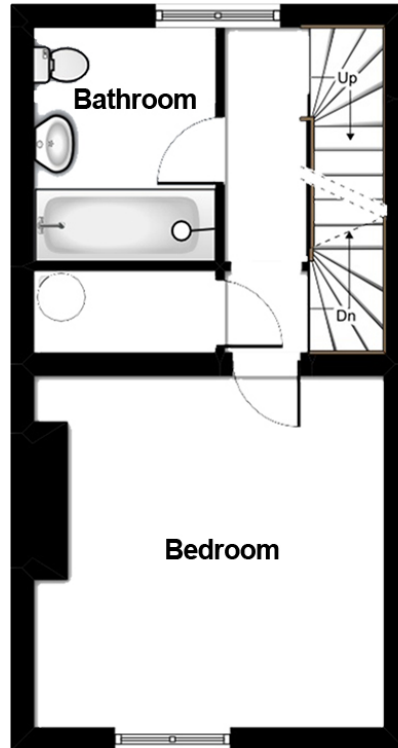
**TELEPHONE: 01797 253000 or 01580 212828**

# 2 Padgham Cottages

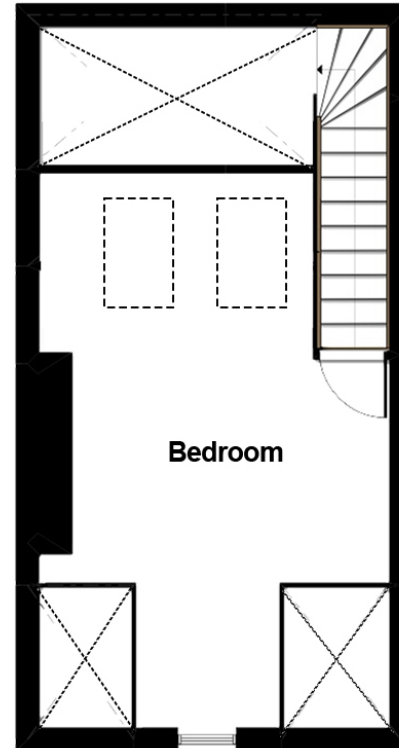
Approximate Gross Internal Area  
70 sq. m 754 sq. ft



GROUND FLOOR

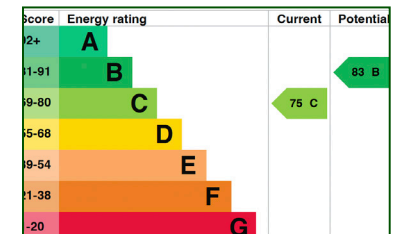


FIRST FLOOR



SECOND FLOOR

Not to Scale - For Illustrative Purposes Only



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